

# CITY OF RIDGECREST

## PLANNING COMMISSION AGENDA

City Council Chambers  
100 West California Avenue  
Ridgecrest, CA 93555



March 22, 2022  
6:00 PM  
REGULAR MEETING

City of Ridgecrest Planning Commission meetings are OPEN to public attendance. Although Chambers are OPEN, public participation is still encouraged via livestreaming, call-in, or via written correspondence.

### PLANNING COMMISSION:

Warren Cox, Chairman; Bill Farris Jr., Vice Chairman; Vanessa Hayman, Commissioner;  
Bernie Mondragon, Commissioner

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. Approve draft minutes of the regular meeting dated 1/25/2022.

PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA

DISCUSSION AND OTHER ACTION ITEMS

2. Site Plan Review 22-02 Oasis Motel Addition- consideration of an application for fourteen additional units to an existing motel located at 831 N. China Lake Blvd. zoned general commercial. APNs 067-022-11 & 067-022-10. Applicant: Kanvar Bagga.
3. Zoning Clearance Review Ordinance Recommendation – recommendation to City Council of an Ordinance amending portions of the Ridgecrest Municipal Code to include Zoning Clearance Review.

COMMISSIONER COMMENTS/COMMITTEE REPORTS

STAFF ITEMS

ADJOURNMENT

This agenda is available on the City of Ridgecrest Planning Department website at <https://ridgecrest-ca.gov/AgendaCenter/Planning-Commission-11>

#### ADDITIONAL INFORMATION

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (760) 499-5063. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28CFR 35.102-35.104 ADA Title II)

#### HEARING MATERIALS

Any writings or documents distributed to a majority of the members of the Planning Commission regarding any open session item on this agenda will be made available for public inspection in the City Clerk's Office located at 100 W. California Avenue, during normal business hours. These writings or documents will also be available for review at the meeting.

Persons unable to attend a hearing may submit comments regarding a scheduled item to Planning Commission, 100 W. California Avenue, Ridgecrest, CA 93555. Written comments received by the close of the business day prior to the hearing will be brought to the attention of the Planning Commission and made part of the official record.

#### PUBLIC PARTICIPATION

Pursuant to Government Code section 54954.3 members of the public are afforded the opportunity to address the Commission. This time has been set aside for the public to address the Commission on items NOT listed on the agenda. The Commission will not act upon these items at this meeting other than to review and/or provide direction to staff.

#### APPEALS AND APPEAL PERIOD

The decisions of the Planning Commission may be appealed to the City Council. The appeal shall be filed with the City Clerk within ten (10) calendar days of the date of the Planning Commission decision. No appeal to the City Council may be taken by any person or entity not appearing either in person or in writing before the Planning Commission.

# City of Ridgecrest Public Meeting Protocol In Response to Coronavirus (COVID-19)

City of Ridgecrest Planning Commission meetings are OPEN to public attendance. Although Council Chambers are OPEN, public participation is still encouraged via live streaming, call-in or via written correspondence.

TO PARTICIPATE please call, email, or send mail to the contact provided below:

The public may use one of the following alternatives for participating in person:

- Watch meeting online:  
All of our meetings are streamed live at <https://ridgecrest-ca.gov/369/Watch> or on YouTube at <https://www.youtube.com/cityofridgecrest/live> and are also available for playback after the meeting.
- Call in for public comments:  
To participate with verbal comments, please call (760) 499-5010. This phone line will allow only one caller at a time, so if the line is busy, please continue to dial. We will be allowing a 20-30 second delay between callers to give time for media delays and callers to dial in. If you wish to comment on multiple items you will need to call in as each item is presented.
- Submit written comments:  
We encourage submittal of written comments supporting, opposing, or otherwise commenting on an agenda item, for distribution to the Planning Commission prior to the meeting. Send emails to [hspurlock@ridgecrest-ca.gov](mailto:hspurlock@ridgecrest-ca.gov); written correspondence may be sent to Heather Spurlock, Planning Department, 100 W. California Ave., Ridgecrest, CA 93555. Please specify to which agenda item your comment relates. All communication, whether it is a formal letter or an online informal email, is read by the Planning Commission.

Please click on the link below to access the Planning Commission Agenda, Minutes and video web page <https://ridgecrest-ca.gov/272/Planning-Commission>.

If you have any questions, please contact us.

Heather Spurlock

Phone: (760) 499-5063

Email: [hspurlock@ridgecrest-ca.gov](mailto:hspurlock@ridgecrest-ca.gov)

# CITY OF RIDGECREST

## PLANNING COMMISSION DRAFT MINUTES

City Council Chambers  
100 West California Avenue  
Ridgecrest, CA 93555



January 25, 2022  
6:00 PM  
REGULAR MEETING

City of Ridgecrest Planning Commission meetings are OPEN to public attendance. Although Chambers are OPEN, public participation is still encouraged via livestreaming, call-in, or via written correspondence.

### PLANNING COMMISSION:

Warren Cox, Chairman; Bill Farris Jr., Vice Chairman; Vanessa Hayman, Commissioner; Bernie Mondragon, Commissioner; William Jenkins, Commissioner

CALL TO ORDER 6:00 PM

ROLL CALL

PRESENT: Cox, Farris, Hayman, Mondragon

ABSENT: Jenkins

STAFF: Spurlock

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

M/S: Farris/Hayman motion approval of agenda. Motion carried by a roll call vote of: 4 Ayes; 1 Absent; 0 Noes; 0 Abstain.

APPROVAL OF MINUTES

1. Approve draft minutes of the regular meeting dated 10/26/2021

M/S: Mondragon/Cox motion approval of minutes. Motion carried by a roll call vote of: 4 Ayes; 1 Absent; 0 Noes; 0 Abstain.

PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA

Open 6:01 PM None Made Closed

DISCUSSION AND OTHER ACTION ITEMS

2. Appointing Chair and Vice Chair

Cox/Chairman and Farris/Vice Chairman all in favor.

3. Committee Assignments- Appointment of Commissioners to City Organization, Economic Development, Quality of Life, and Infrastructure Committees.

Appointments made

4. 2021 General Plan and Housing Element Annual Progress Report

Staff report presented by Spurlock.

Commission discussion was had.

M/S: Cox/Farris motion approval of resolution 22-01 recommending City Council approval of the APR. Motion carried by a roll call vote of: 4 Ayes; 1 Absent; 0 Noes; 0 Abstain.

COMMISSIONER COMMENTS/COMMITTEE REPORTS

STAFF ITEMS

ADJOURNMENT 6:28 PM



# CITY OF RIDGECREST

## Planning Department

100 W. California Ave. · Ridgecrest, CA 93555 · (760) 499-5063

Planning Commission  
Public Hearing: March 22, 2022  
Case Number: Site Plan Review (SPR) 22-02  
Staff Report

### PROJECT DESCRIPTION:

The applicant is proposing the addition of 14 individual units to expand the Oasis Motel. The project site is east of the existing motel site consisting of 1.39 acres approximately. The property was previously used for equipment storage. The site plan includes one (1) two-way drive lane on Sanders Street. The site plan includes 15 parking stalls including one ADA parking stall.

### PROJECT DATA:

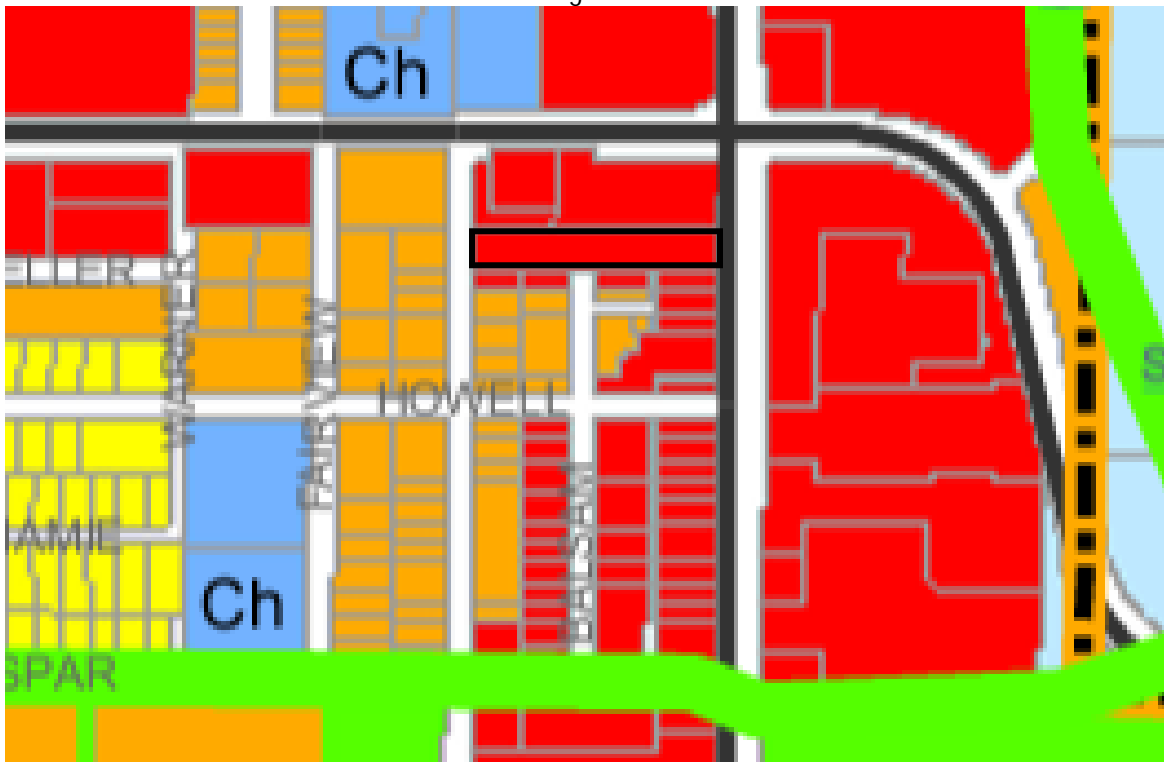
Developer/Project Sponsor:  
Kanvar Bagga  
831 N. China Lake Blvd.  
Ridgecrest, CA 93555

PROJECT INFORMATION			
Project Site	Existing Land Use	Previously Unpaved Storage Yard	
	Existing Zoning	CS (Service Commercial)	
	General Plan Designation	Commercial (C)	
	Access	Sanders Street & Balsam Street	
	Site Area	Approx. 1.39 Acres	
	Environmental	Categorically Exempt Section 15332 In-Fill	
Off Site	Land Use	Zoning	
North	Commercial Office Bldgs.	CG	General Commercial
South	Multifamily Residential	R-2	Multifamily Residential
East	Motel	CG	General Commercial
West	Residential Across Sanders Street	R-2	Multifamily Residential

AERIAL VIEW OF THE PROJECT SITE



General Plan Designation- Commercial





Zoning Map- General Commercial



Building Example



### ANALYSIS:

#### General Plan and Zoning Consistency

The proposed project site is consistent with the general plan and zoning ordinance. The motel use is a compatible use with the general plan designation of commercial. The zoning designation of general commercial is also a compatible use.

#### Access and Layout of the Site

The site plan show access to the site from one driveway on Sanders Avenue. Sites are generally required to have two points of access.

#### Parking

Parking spaces shall have the minimum dimensions of nine feet by 20 feet, with a one-foot double stripe between spaces where required by adopted city standards. Not more than 20 percent of

the required parking spaces may be designed for compact automobiles. Every space so used shall be clearly marked as a compact space. The minimum dimensions for compact spaces shall be 7½ feet by 15 feet, with a one-foot double stripe between spaces where required by adopted city standards. The net aisle width shall not be reduced. Motels shall have one parking space for each guest room and/or sleeping room and one parking space for each two full-time employees. Additional parking shall also be provided for ancillary uses in accordance with the provisions of this article.

#### Other

Site plan provided by applicant does not show trash enclosure, parking lot lighting, landscaping and building elevations. Public works will need drainage, accurate dimensions, existing easements, existing improvements, and location of utilities.

Staff is unable to appropriately condition the project with the provided site plan and recommends continuing the public hearing until applicant has provided additional information.

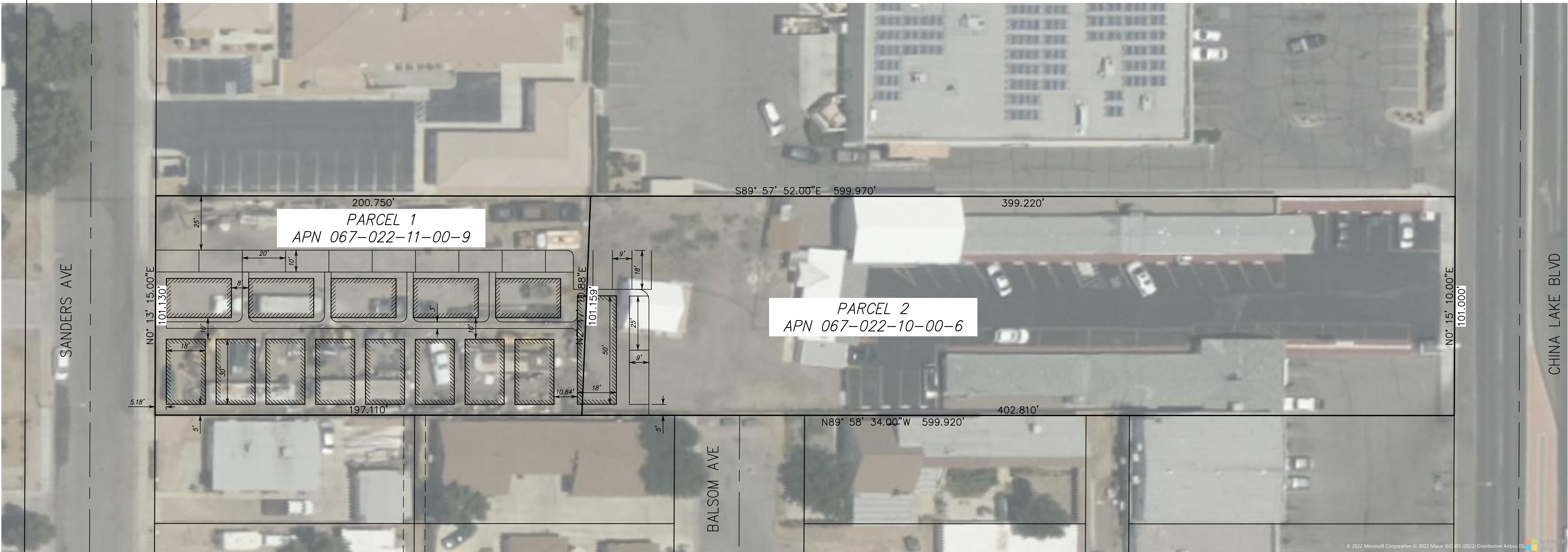
#### ENVIRONMENTAL (CEQA) REVIEW:

Pursuant to Public Resources Code Section 21084, the Secretary for Resources has published a list of projects that do not have a significant effect on the environment and therefore, declared to be Categorically Exempt from the requirement for the preparation of environmental documents.

Section 15332, In-Fill Development Projects that are consistent with the General Plan; development occurs within City limits on no more than five acres; has no value as habitat; would not result in any significant effects related to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services are considered Categorically Exempt.

The proposed projects meet the above criteria and therefore, qualify for a Categorical Exemption.





UTILITIES

**WATER:**  
INDIAN WELLS VALLEY WATER DIST  
1329 RIDGECREST BLVD  
RIDGECREST, CA 93555

**ELECTRIC / GAS:**  
PACIFIC GAS & ELEC  
530 S. CHINA LAKE BLVD  
RIDGECREST, CA 93555

**CABLE TV/TELEPHONE:**  
MEDIACOM COMMUNICATIONS  
530 S. CHINA LAKE BLVD  
RIDGECREST, CA 93555

**SEWER:**  
CITY OF RIDGECREST WASTEWATER DIV  
100 W CALIFORNIA AVE  
RIDGECREST, CA 93555

EASEMENT SCHEDULE

E1	POLE LINE AND CONDUITS TO CALIFORNIA ELECTRIC POWER COMPANY, PER 1601 OR 23.
E2	POLE LINE AND CONDUITS TO CALIFORNIA ELECTRIC POWER COMPANY AND INTERSTATE TELEGRAPH COMPANY, PER 1499 OR 354.
E3	WATER PIPELINE EASEMENT TO RIDGECREST COUNTY WATER DISTRICT, PER 3253 OR 855.

PRELIMINARY LAND USE DATA

A. GROSS AREA 1.39 AC

D. PARKING TOTAL

REGULAR	14
HANDICAP	1
TOTAL:	15

GENERAL PLAN DESIGNATION AND ZONING

EXISTING GENERAL PLAN DESIGNATION	COMMERCIAL
PROPOSED GENERAL PLAN DESIGNATION	NO CHANGE
EXISTING ZONING	CG - GENERAL COMMERCIAL
PROPOSED ZONING	NO CHANGE

LEGAL DESCRIPTION:

ALL THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 26 SOUTH, RANGE 40 EAST, M.D.B.M., IN THE CITY OF RIDGECREST, COUNTY OF KERN, STATE OF CALIFORNIA, AS PER THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE SURVEYOR GENERAL, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE EAST LINE OF SECTION 33, WHICH IS 30 FEET EAST OF THE NORTHEAST CORNER OF LOT 1, TRACT 1401; THENCE, NORTHERLY 101 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LAND CONVEYED TO G.B. PAGE IN DEED RECORDED IN BOOK 1387, PAGE 194 OF OFFICIAL RECORDS OF KERN COUNTY; THENCE WESTERLY 630 FEET, MORE OR LESS, TO THE NORTHERLY EXTENSION OF SANDERS AVENUE AS SHOWN ON THE MAP OF TRACT 1401; THENCE SOUTHERLY 101 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF LOT 72 OF SAID TRACT 1401; THENCE EASTERLY 630 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

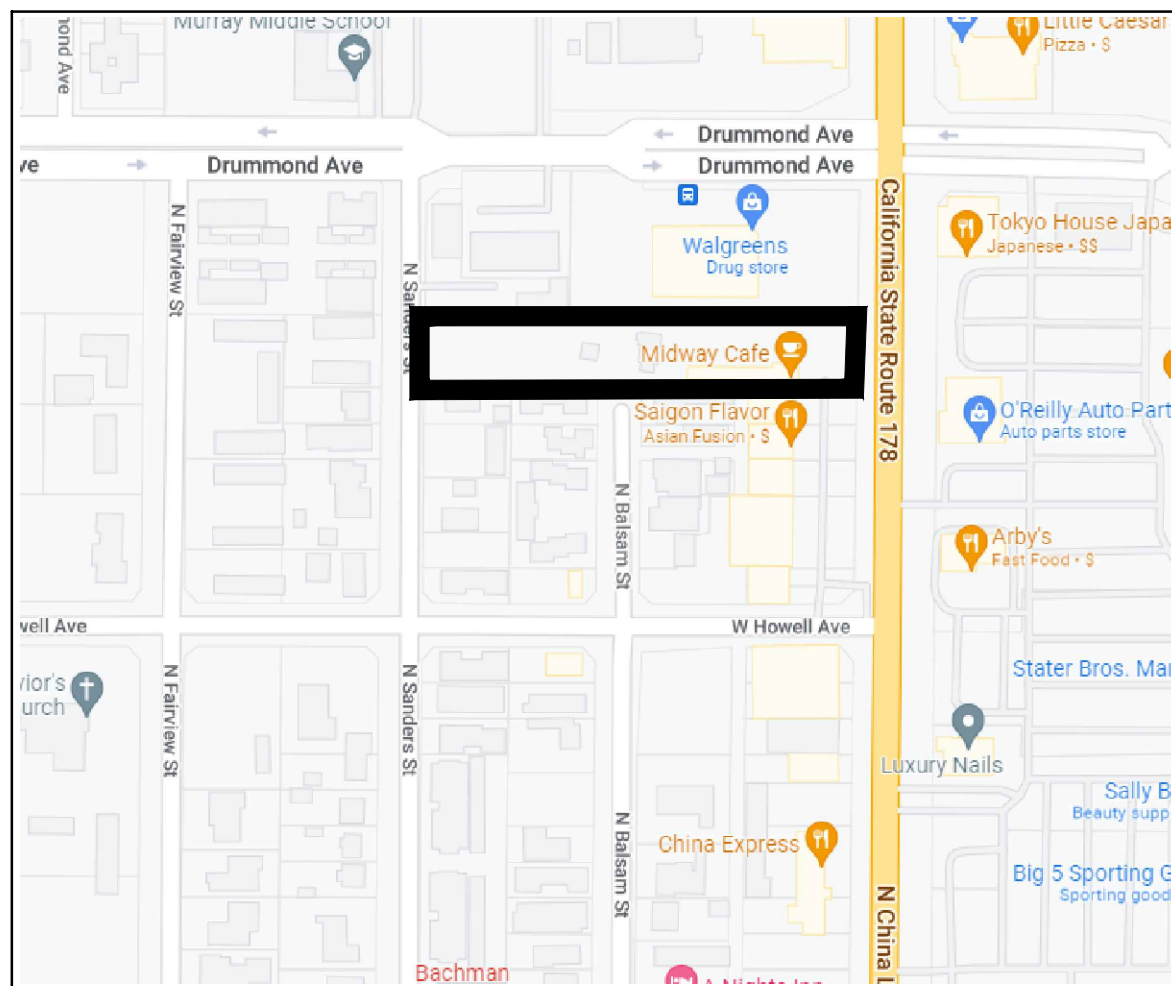
EXCEPT THEREFROM THE EASTERLY 30 FEET THEREOF.

SAID LAND IS ALSO SHOWN AS PARCELS 1 AND 2 OF PARCEL MAP NO. 12095, IN THE CITY OF RIDGECREST, COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 60, PAGES 7 AND 8 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 067-022-11-00-9, 067-022-10-00-6

BASIS OF BEARINGS:

THE BEARING OF S 01°15'10"W FOR THE CENTERLINE OF CHINA LAKE BLVD, AS SHOWN ON PARCEL MAP 12095 (60 PM 7&8) WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.



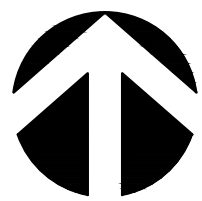
VICINITY MAP  
NOT TO SCALE

LEGEND

PROPOSED	EXISTING
20 LOT NUMBER	STORM DRAIN
11.7 PAD ELEV.	W WATER
STORM DRAIN	S SEWER
CATCH BASIN	G GAS
SURFACE DRAIN	T TELEPHONE
W WATER	OHE OVERHEAD ELEC.
S SEWER	X EXISTING FENCE
FM FORCE MAIN SEWER	WATER VALVE
TOP OF SLOPE	FIRE HYDRANT
TOE OF SLOPE	STREET LIGHT
FLOWLINE	CONTOUR LINE
EASEMENT LINE	STREET SIGN
CONTOUR LINE	
DAYLIGHT LINE	
RETAINING WALL	
BLOCK WALL	
FIRE HYDRANT	
STREET LIGHT	
100 YEAR FLOOD LIMITS	

**ABBREVIATIONS**

FDC	FIRE DEPARTMENT CONNECTION
FS	FINISH SURFACE
FG	FINISH GRADE
INV	INVERT
TG	TOP OF GRATE
SW	SIDEWALK
EX	EXISTING
FL	FLOW LINE
PA	PLANTER AREA
PVT	PRIVATE



REVISION	DATE	SUBDIVIDER/OWNER:	OASIS AT RIDGECREST SITE PLAN
1ST	3/3/2022	KANVAR BAGGA 831 N CHINA LAKE BLVD RIDGECREST, CA 93555  Gene Eidelman Cell: 310-525-0864	
		ENGINEER:	
		JENSEN DESIGN & SURVEY, INC. www.jpsurvey.com	
		1672 DONLON STREET VENTURA, CALIF. 93003 PHONE 805/654-6977 FAX 805/654-6979	
		CITY OF RIDGECREST COUNTY OF KERN STATE OF CALIFORNIA	
		SAID LAND IS ALSO SHOWN AS PARCELS 1 AND 2 OF PARCEL MAP NO. 12095, IN THE CITY OF RIDGECREST, COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 60, PAGES 7 AND 8 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. APN: 067-022-11-00-9, 067-022-10-00-6	
		SCALE: 1"=20'	JIN.: OASI 6418
		DATE: Mar 05, 2022	DWG. NAME: 6418 Site Plan.dwg
			SHEET 1 OF 1



# CITY OF RIDGECREST

## Planning Department

100 W. California Ave. · Ridgecrest, CA 93555 · (760) 499-5063

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### Planning Commission

Public Hearing: March 22, 2022

Case Number: Zoning Clearance Review Ordinance Recommendation  
Staff Report

#### RECOMMENDATION:

Staff recommends adoption of the resolution recommending to City Council the Ordinance amending portions of the Zoning Code regarding Zoning Clearance Review.

#### PROJECT DESCRIPTION:

The purpose of this ordinance is to ensure that development occurs in a safe and reasonable manner. The intent of the zoning clearance procedure is to ensure that a proposed use of land or an existing building is consistent with the zoning use and meets the building occupancy requirements.

The proposed ordinance would provide a process for staff to review new commercial uses for zoning compliance and building occupancy. The intent is to provide new commercial businesses with appropriate zoning and building requirement to ensure health and safety.

The proposed ordinance is attached for review. The proposed application is attached to show the information collected in the zoning verification process.

#### ENVIRONMENTAL (CEQA) REVIEW

This Resolution is exempt from the California Environmental Quality Act (CEQA) as it does not constitute a project.



PLANNING COMMISSION RESOLUTION 22-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
RIDGECREST RECOMMENDING TO THE CITY COUNCIL ADOPTION  
OF AN ORDINANCE AMENDING THE RIDGECREST MUNICIPAL  
CODE REGARDING ZONING CLEARANCE STEP TO THE APPROVAL  
PROCESS FOR LAND USE ENTITLEMENTS

THE PLANNING COMMISSION OF THE CITY OF RIDGECREST RESOLVES as follows:

WHEREAS, California Constitution Article XI, Section 7, enables the City of Ridgecrest (the "City") to enact local planning and land use regulations; and

WHEREAS, the authority to adopt and enforce zoning regulations is an exercise of the City's police power to protect the public health, safety, and welfare; and

WHEREAS, the Zoning Clearance procedure is intended to ensure that a proposed use of land and/or existing building(s), or the minor alterations of land and building(s) within the City, meet the requirements of the Zoning Ordinance and, if applicable, the conditions of approval for a previously approved permit; and

WHEREAS, the City desires to update its zoning code to provide for this step in the approval process; and

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF RIDGECREST, CALIFORNIA DOES HEREBY RESOLVE AS FOLLOWS:

**SECTION 1.** The recitals above are true and correct and incorporated herein by reference.

**SECTION 2.** The Planning Commission of the City of Ridgecrest hereby recommends that the City Council adopt an ordinance approving the Zoning Ordinance Amendments as shown in Exhibit A.

**SECTION 3.** This Resolution is exempt from the California Environmental Quality Act (CEQA) as it does not constitute a project.

**SECTION 4.** This Resolution is effective upon its adoption.

APPROVED AND ADOPTED: This 22<sup>nd</sup> day of March 2022 by the following vote:

AYES:

NOES:  
ABSENT:  
ABSTAIN:

---

L. Warren Cox, Chairman

ATTEST:

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Heather Spurlock, Secretary

# EXHIBIT A

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIDGECREST  
AMENDING THE RIDGECREST MUNICIPAL CODE REGARDING ZONING  
CLEARANCE REVIEW PROCESS

WHEREAS, the City desires to ensure that development occurs in a prudently effective manner, in accordance with reasonable planning principles; and

WHEREAS, City has the power and authority to provide for land use entitlement processes and regulations within City limits; and

WHEREAS, the City seeks to amend its certain sections of the Ridgecrest Municipal Code in order to provide for a Zoning Clearance Review step in the land use entitlement process; and

WHEREAS, on \_\_\_\_\_, 2022, the Planning Commission conducted a duly noticed public hearing to consider these municipal code amendments and voted to recommend to the City Council that they adopt this ordinance.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RIDGECREST, CALIFORNIA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The recitals above are true and correct and incorporated herein by reference.

SECTION 2. Article II Division 1 of the Ridgecrest Municipal Code is amended by adding Section 106.39 as follows:

Sec. 106.39. - Zoning Clearance Review.

(a) Purpose.

- (1) The Zoning Clearance procedure is intended to ensure that a proposed use of land and/or existing building(s), or the minor alterations of land and building(s) within the City, meet the requirements of the Zoning Ordinance and, if applicable, the conditions of approval for a previously approved permit.

(b) General provisions.

- (1) A Zoning Clearance shall be obtained prior to the initiation of a use of land and/or the construction of structures requiring a building permit when no discretionary review process is otherwise applicable to the proposed initiation of use or construction. Projects requiring a Zoning Clearance include but are not limited to establishment of a new use within an existing building in conjunction with obtaining a Business License; individual custom homes on lots of record; and minor additions to residential structures or lots, including patio covers, pools/spas and detached accessory structures.



- (2) In no case shall a Zoning Clearance be issued for a use other than a use permitted within that zone district.
- (c) Application procedure.
  - (1) A request for a Zoning Clearance shall be submitted on a form provided for that purpose by the Planning Department, along with the required fee as established by the City Council.
  - (2) The Planning Director may require additional information including but not limited to, parking summaries and a written description of use(s) prior to taking any action on a Zoning Clearance.
  - (3) A Zoning Clearance shall be filed by the owner of the subject property or his or her authorized agent.
- (d) Review criteria.
  - (1) Zoning Clearance shall be approved provided that the proposed use of land or structures:
    - a. Is permissible under the present zoning on the land and does not require additional land use entitlements such as a Conditional Use Permit or Site Plan Review;
    - b. Is consistent with the policies and maps of the General Plan;
    - c. Complies with all applicable terms and conditions of any existing entitlement;
    - d. Meets all applicable Zoning Ordinance requirements including, but not limited to, minimum structure design, development standards and setbacks, or has been deemed to be legally nonconforming with respect to these standards.
  - (2) There are no violations of the Municipal Code existing on the subject property.
- (e) Modification or Revocation by the Planning Director.
  - (1) If the Planning Director determines that the use approved under the Zoning Clearance is not in compliance with the requirements of this Section, the Planning Director shall notify the owner of the subject property or his or her authorized agent of the date for a hearing on the use's compliance with this Section. Such notice shall be sent by certified mail and shall state that the Planning Director will be reviewing the Zoning Clearance for possible modification or revocation. It shall also state the date, time, and place of the hearing. The hearing shall be conducted, and notice given in accordance with RMC 106-212.
  - (2) The Planning Director shall fully investigate the evidence and prepare a report regarding the reported violation of the Zoning Clearance requirements. A copy of the report shall be sent to the property owner or his or her authorized agent. Upon conclusion of the hearing, the Planning Director shall make one of the following determinations and take such accompanying action:
    - a. Find that the use is being conducted in an appropriate manner and that no action to modify or revoke the Zoning Clearance is necessary; or,
    - b. Find that the use is not being conducted in an appropriate manner and impose modifications to conditions as are necessary; or,

- c. Find that the use is not being conducted in an appropriate manner and that the measures are not available to mitigate the impacts of the use. Upon making this determination, the Planning Director may revoke the Zoning Clearance approval and order the property owner or his or her authorized agent to cease and desist in the time specified by the Director.

(f) Effective period of Zoning Clearance approval.

- (1) A Zoning Clearance verifies that a specified use or structure is consistent with the Zoning Ordinance and applicable City ordinances and policies on the date of its issuance. Any change to the use or structure, or any change to the applicable Ordinance provisions, may invalidate the Zoning Clearance.

(Ord. No. \_\_\_, §\_\_\_ )

### SECTION 3. CEQA Findings.

The City Council finds that this Ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, as it is not a "project" and has no potential to result in a direct or reasonably foreseeable indirect physical change to the environment. (Cal. Code Regs., tit.14, § 15378, subd. (a).) Further, this Ordinance is exempt from CEQA as there is no possibility that it or its implementation would have a significant negative effect on the environment. (Cal. Code Regs., tit.14, § 15061, subd. (b)(3).)

### SECTION 4. Clerical Errors.

The City Council directs the City Clerk to correct any clerical errors found in this Ordinance including, but not limited to, typographical errors, irregular numbering and incorrect section references.

### SECTION 5. Severability.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unenforceable by a court of competent jurisdiction, the remaining portions of this Ordinance shall nonetheless remain in full force and effect. The City Council hereby declares that it would have adopted each section, subsection, sentence, clause, phrase, or portion of this Ordinance, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions of this Ordinance be declared invalid or unenforceable.

### SECTION 6. Effective Date.

In accordance with California Government Code section 36937, this Ordinance shall take effect and be in force thirty (30) days from passage and adoption.

### SECTION 7. Publication.

The City Clerk shall certify to the passage of this ordinance and shall cause the same to be entered in the book of original ordinances of said City; shall make a minute passage and adoption thereof in the records of the meeting at which time the same is passed and adopted; and shall, within fifteen (15) days after the

passage and adoption thereof, cause the same to be published as required by law, in a local weekly newspaper of general circulation and which is hereby designated for that purpose.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Ridgecrest at the regular meeting of this \_\_\_\_\_ day of \_\_\_\_\_, 2022.



# CITY OF RIDGECREST

## ZONING CLEARANCE – OCCUPANCY REVIEW FORM

Planning Division  
100 W. California Ave.  
Ridgecrest, CA 93555  
(760) 499-5063  
hspurlock@ridgecrest-ca.gov

Case No.: \_\_\_\_\_

Date: \_\_\_\_\_

Fee: \_\_\_\_\_

### SUBMITTAL REQUIREMENTS

1. Completed application
2. Signed property owner authorization (if the applicant is not the owner of record)
3. Occupancy Review Supplemental Questionnaire

Project Location (Address if Available): \_\_\_\_\_

Suite/Unit Number: \_\_\_\_\_

Assessor's Parcel Number(s): \_\_\_\_\_

Project Description: \_\_\_\_\_

\_\_\_\_\_

<b>APPLICANT</b>		
Name(s):		
Mailing Address:		
City:	State:	Zip:
Phone:	Email:	
<b>CONTACT PERSON</b>		
Name(s):		
Mailing Address:		
City:	State:	Zip:
Phone:	Email:	
<b>PROPERTY OWNER</b>		
Name(s):		
Mailing Address:		
City:	State:	Zip:
Phone:	Email:	

## PROPERTY OWNER AND AUTHORIZED APPLICANT CERTIFICATIONS

I certify that I am presently the legal property owner of the above property. I, the undersigned owner (and, when applicable, the authorized agent acting on behalf of the owner) of the property herein described, hereby make application for approval of the plans submitted and made part of this application in accordance with the provisions of the City of Ridgecrest ordinances. I understand that during review of the project, additional permits and/or actions may be required. I hereby certify that the information given is true and correct to the best of my knowledge and belief.

I acknowledge that plan sets may be reproduced and distributed to City representatives and members of the public for project review purposes only.

I grant permission to the City to conduct site visits necessary to investigate the proposed project.

\_\_\_\_\_  
PROPERTY OWNER SIGNATURE

\_\_\_\_\_  
PROPERTY OWNER NAME (PRINT)

\_\_\_\_\_  
DATE

\_\_\_\_\_  
APPLICANT SIGNATURE

\_\_\_\_\_  
APPLICANT NAME (PRINT)

\_\_\_\_\_  
DATE



# CITY OF RIDGECREST

## OCCUPANCY REVIEW SUPPLEMENTAL QUESTIONNAIRE

### BUSINESS INFORMATION:

Name of Business: \_\_\_\_\_

Street Address: \_\_\_\_\_

Suite/Unit Number: \_\_\_\_\_

Detailed Description of Business: \_\_\_\_\_

New business: Yes ☐ / No ☐ If 'no', please explain request for change below: \_\_\_\_\_

Square footage of building/suite: \_\_\_\_\_ Number of parking spaces available: \_\_\_\_\_

Prior use of building/suite: \_\_\_\_\_ Is parking paved & striped? Yes ☐ / No ☐

BUSINESS OPERATIONAL INFORMATION- please check either Yes (Y) or No (N) for each question		
	Y	N
Will any portion of the use be conducted outside of an enclosed building?		
Does any use involve any public assembly?		
Are any building alterations or additions proposed?		
Does the use involve:		
Welding or open flame operation?		
Flammable liquids (storage, handling, etc.)?		
Dust producing operation (woodworking, etc.)?		
Plastic (storage, handling, use)?		
Compressed Gas (storage, handling, use)?		
High Piled Combustible Storage (over 8')?		
Tire Storage (over 6')?		
Vehicle repair or maintenance facilities?		
Storage of vehicles?		
Outdoor storage of equipment or materials?		

Provide an explanation for any "Yes" answers: \_\_\_\_\_

\_\_\_\_\_



BUSINESS CLASSIFICATION- please indicate if any of the following products or services are being provided by your business					
	Retail Sales & Service		Mobile Home Space Rentals		Licensed Contractor
	Professionals		Commercial Rentals		Non-Licensed Contractor, Handyman
	Manufacturing, Hospitals, Utilities, & Automotive Salvage		Pool tables, Bowling Alleys		Adult entertainment
	Vending, Laundromats, Coin Operated Machines, Car Washes		Card Rooms		Bingo Games (Charitable sponsor)
	Wholesale Deliveries, Set Route Services		Billboards/Outdoor Advertising		Swap Meets, Craft Exhibitions, Flea Markets
	Catering from Vehicle		Carnivals, Circuses		Residential Rentals
	Itinerant Merchant, Solicitor, Theaters, Junk Dealers		Shoe Shining		

I certify that the above information is true and accurate to the best of my knowledge	
_____	_____
Business Owner Signature	Date

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FOR OFFICIAL USE ONLY

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PLANNING DIVISION

Zoning: \_\_\_\_\_ APN: \_\_\_\_\_ New Use? Yes ☐ No ☐

Is use allowed? ☐ No ☐ Yes with SPR/CUP Existing SPR/CUP # \_\_\_\_\_

Requirement for Site Plan Review ☐ Yes ☐ No

Does the use meet applicable Zoning Ordinance requirements? ☐ Yes ☐ No

Does the use comply with terms & conditions of existing entitlements? ☐ Yes ☐ No

Is the use consistent with the General Plan? ☐ Yes ☐ No

Is a Business License required? ☐ Yes ☐ No

☐ USE PERMITTED – Use permitted subject to compliance with a Building Codes, Municipal Codes, and issuance of a Business License.

☐ USE DENIED

Comments \_\_\_\_\_

\_\_\_\_\_  
Name Signature Date

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BUILDING AND SAFETY DIVISION

☐ Change of occupancy, applicant must submit detailed plans showing compliance with all current code requirement for \_\_\_\_\_ occupancy.

☐ Need further clarification of proposed use. Submit fully dimensioned plans showing existing conditions, all alterations, and proposed uses of all areas. (Minimum plans required, floor plan, and site plan.)

☐ Occupancy inspection permit application must be completed, occupancy permit fees paid, and all corrections compiled with prior to approval and occupancy.

☐ Continuing use of existing building. No additional requirements.

☐ Gas \_\_\_ Electric \_\_\_ Water \_\_\_ service has been disconnected. A safety inspection is required. Other Comments: \_\_\_\_\_

☐ Requirements discussed at counter. ☐ Requirements discussed by phone.

\_\_\_\_\_  
Name Signature Date

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PUBLIC WORKS DIVISION

Does facility have an existing GRD/grease interceptor? ☐ Yes ☐ No

Is a grease removal device required? Yes No

Comments: \_\_\_\_\_

\_\_\_\_\_  
Name Signature Date